

REVISED LOCATION AND PROPOSED SITE PLAN SURVEY PREPARED FOR: CHRIST PRESBYTERIAN CHURCH

SITuated IN THE TOWNSHIP OF CHESTER, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 12 AND 13, IN TRACT NO. 2, WITHIN SAID TOWNSHIP.

ENCROACHMENTS:

ADJACENT LAND OWNER (PPN 11-028900 - NANCY R. COTTRELL - 12447 CHILLICOTHE ROAD) HAS ERECTED A DIRECTV SATELLITE DISH 1.9 FEET SOUTH OF THE PROPERTY LINE.

EXISTING SIGN, LIGHTS, RECEPTICLE, AND BRICK PLANTER IS ENCROACHING WEST OF THE EXISTING ODOT RIGHT-OF-WAY APPROXIMATELY 13.5 FEET.

PPN 11-263600
ELEANOR PETERSEN
VOLUME 1741, PAGE 1913

GREEN SPACE:
CURRENT EXISTING GREEN SPACE: 81.2%
PROPOSED GREEN SPACE: 81.0%

PPN 11-263500
ELEANOR W. PETERSEN
VOLUME 1741, PAGE 1909
8583 SHERMAN ROAD

PPN 11-283400
ELEANOR W. PETERSEN
VOLUME 1741, PAGE 1911
8593 SHERMAN ROAD

TOWNSHIP	CHESTER TOWNSHIP	COUNTY	GEAUGA COUNTY, OHIO
TRACT	12 & 13, TRACT 2	SECTION	6TH
PLAT	DBK PLAT NO. 854	YEAR	2014
PAGE	ONE	OF	ONE

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY ENGINEER'S OFFICE.
ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GEAUGA COUNTY ENGINEER'S OFFICE.
ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.

TRUE NORTH



ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID12A

GRAPHIC SCALE: 1" = 40'

- DENOTES WIRE FENCE FOUND
- - - DENOTES EDGE OF WOODLINE
- c - DENOTES CALCULATED MEASUREMENT
- r - DENOTES RECORD MEASUREMENT
- d - DENOTES DEED MEASUREMENT
- p - DENOTES PLAT MEASUREMENT
- u - DENOTES USED MEASUREMENT
- FD - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- T.B.R. - DENOTES TO BE REMOVED



CERTIFY TO:
CHRIST PRESBYTERIAN CHURCH

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAN OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733.33 OF THE OHIO REVISION CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON TRUE NORTH USING THE ODOT VRS AND CORS GNSS NETWORK (NAD83, NGVD88, GRS80, GEOID12A). DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS.

THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREON, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAN OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMISES THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGNED ASSUMES NO LIABILITY FOR THE USE OF CONDUITED, UNLESS THEY ARE SPECIFICALLY IDENTIFIED ON THIS PLAN OF SURVEY. RELIANCE UPON, BY PERSONS OTHER THAN THOSE PARTIES NAMED HEREON FOR THE USE OF CONDUITED, IS AT THEIR OWN RISK.

REGISTERED PROFESSIONAL SURVEYOR
REGISTRATION NO. 8167

RE-SUBDIVISION OF
SUBLOTS 9 AND 10 IN
COOPERS HAWK SUBDIVISION,
PLAT VOLUME 39, PAGE 23

COOPERS HAWK SUBDIVISION
PLAT VOLUME 36, PAGE 99



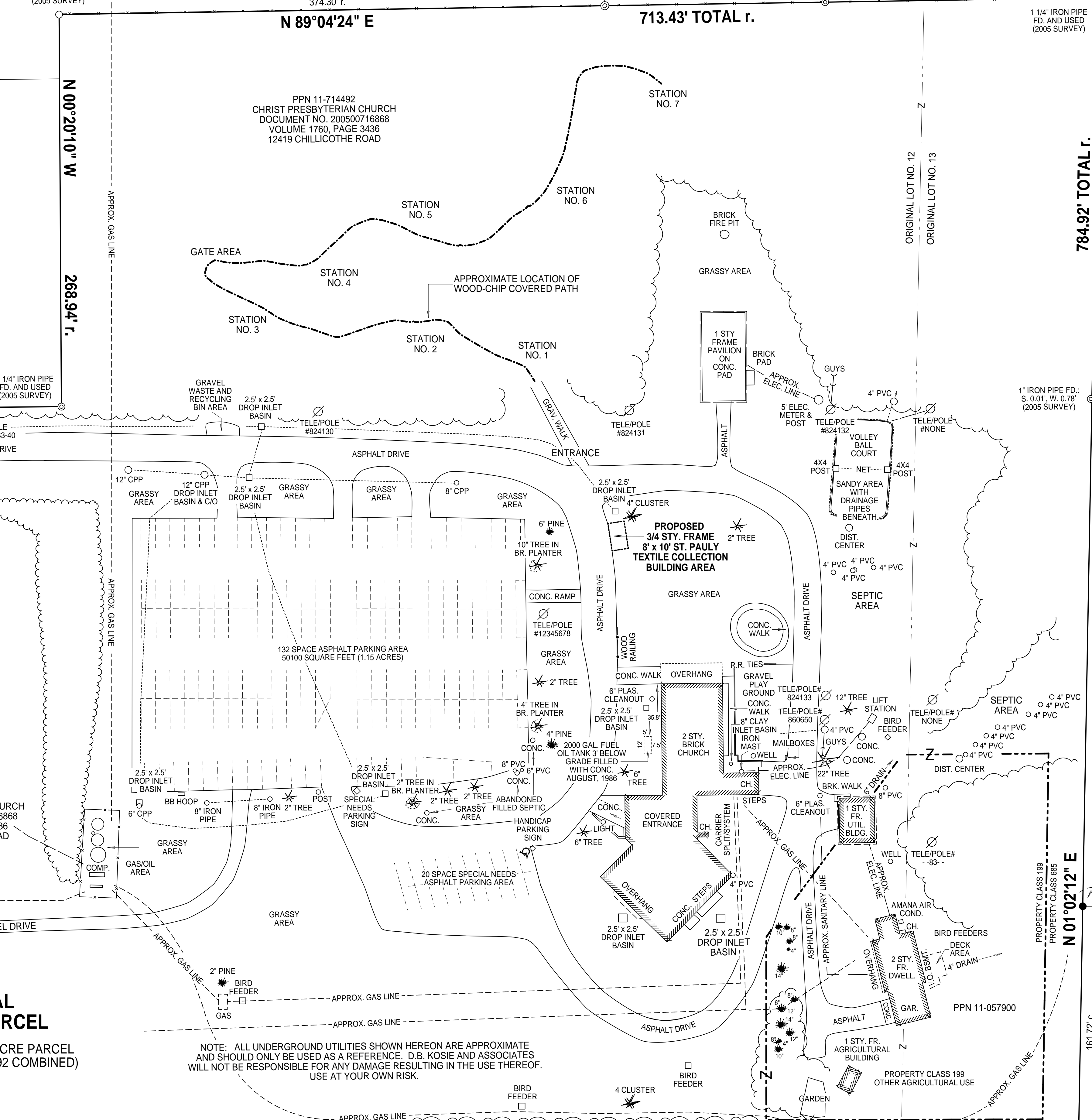
This plat was prepared by
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SHERMAN ROAD

LINCOLN DRIVE

CHILLICOTHE ROAD
(STATE ROUTE NO. 306, R/W VARIES)



PROPOSED 4' TALL x 8' WIDE SIGN AREA (INTERIOR LIGHTING WITH RE-DIRECTED ELECTRIC)

PROPOSED 3/4 STY. FRAME 8' x 10' ST. PAULY TEXTILE COLLECTION BUILDING AREA

16.0660 TOTAL GROSS ACRE PARCEL
15.5897 TOTAL COMBINED NET ACRE PARCEL
(PPN 11-057900 and PPN 11-714492 COMBINED)

NOTE: ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHOULD ONLY BE USED AS A REFERENCE. D.B. KOSIE AND ASSOCIATES WILL NOT BE RESPONSIBLE FOR ANY DAMAGE RESULTING IN THE USE THEREOF. USE AT YOUR OWN RISK.

1016.85' C.L. - 966.85' R/W r.

DBK PLAT NO. 854 2014

PPN 11-319810 ENOS, JR., ENOS, III AND CHRISTINE ADKINS
VOLUME 1763, PAGE 3127 12469 CHILLICOTHE ROAD

SUBLOT NO. 9A PPN 11-389238 JOHN W. AND LINDA ROBERTSON
VOLUME 1719, PAGE 1800 12430 EUGENE DRIVE

SUBLOT NO. 8 PPN 11-389238 JOHN W. AND LINDA ROBERTSON
VOLUME 1869, PAGE 1274